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NO TRANSFER
TAX PAID

WARRANTY DEED

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ERNEST J. GILBERT and SHERIDAN R. OLDHAM, of 3½ Seavey Street, Waterville, County of Kennebec, State of Maine, for consideration paid, grant to G & O REAL ESTATE LLC, of 3½ Seavey Street, Waterville, County of Kennebec, State of Maine, with **WARRANTY COVENANTS** the land in Waterville, County of Kennebec and State of Maine, bounded and described as follows, to wit:

PARCEL #1:

Commencing at an iron pin on the northerly line of Howard Street, said pin being at the southwest corner of the land now or formerly of James Colford; thence westerly along the northerly line of Howard Street fifty-eight (58) feet, more or less, to an iron pin; thence northerly seventy-five (75) feet, more or less, to an iron pin in the southerly line now or formerly of Jennie Davis; thence easterly along the southerly line of said Jennie Davis and the southerly line now or formerly of Mary Louise Gilbert fifty-eight (58) feet, more or less, to an iron pin; thence southerly seventy-five (75) feet, more or less, along the westerly line of said James Colford to an iron pin at the point of beginning.

Excepting and reserving, however, to Mary Louise Gilbert and her heirs and assigns forever, an easement in, on and over a strip of land sufficient in width, along the easterly boundary of the lot herein conveyed, to repair, maintain, utilize and replace the existing water and sewer service line thereunder, now running from Howard Street to land now or formerly of Mary Louise Gilbert lying next northerly of the premises herein described.

Being the same premises conveyed to James J. Lannon and Rose M. Lannon by warranty deed of James Begin and Kimberly Begin dated September 17, 1985 and recorded in Book 2857, Page 218 of the Kennebec County Registry of Deeds.

Meaning and intending to describe the same premises conveyed to Ernest Gilbert and Sheridan R. Oldham by deed of James J. Lannon et. al. dated December 1, 1992 and recorded in the Kennebec County Registry of Deeds in Book 4286, Page 67.

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PARCEL #2:

A certain lot or parcel of land, situated in Waterville, County of Kennebec and State of Maine on the easterly side of College Avenue, bounded and described as follows, to wit:

Beginning at the intersection of the South line of Seavey Street with the East line of College Avenue; thence easterly in the Southerly line of Seavey Street, ninety (90) feet; thence Southerly parallel to the Easterly line of College Avenue one hundred (100) feet; thence Westerly parallel to the Southerly line of Seavey Street ninety (90) feet to the Easterly line of College Avenue; thence Northerly in the Easterly line of College Avenue to the point of beginning.

Excepting and reserving from the above described parcel the property conveyed from Milton Vending Service to Joseph W. Pelletier dated April 23, 1984 and recorded in the Kennebec Registry of Deeds in Book 2674, Page 210.

Meaning and intending to describe the same premises conveyed to Ernest J. Gilbert and Sheridan R. Oldham by deed of Milton Vending Service dated July 24, 1998 and recorded in the Kennebec County Registry of Deeds in Book 5684, Page 13.

PARCEL #3:

A certain lot or parcel of land with the buildings thereon, situated on the easterly side of College Avenue, Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows to wit:

Commencing at a stone bound which marks the intersection of the northerly line of Howard Street with the easterly line of College Avenue; thence northerly along the easterly line of College Avenue 47 feet to an iron pin driven in the ground; thence easterly 45 feet to an iron pin, said pin being equidistant between foundation walls of premises now or formerly of David P. Vigue and Charles B. Vigue; thence easterly at a slight angle 61 feet and 8 inches to an iron pin driven in the ground; thence southerly 45 feet and 1 inch to an iron pin driven in the ground in the northerly line of Howard Street; thence westerly along the northerly line of Howard Street 113 feet 9 inches to the stone bound at the point begun at.

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degrees twenty-three minutes east (N35° 23'E) along the easterly line of College Avenue to the point of beginning.

Said parcel of land containing ten thousand seven hundred sixty-seven and thirteen hundredths (10,767.13) square feet.

Meaning and intending to describe the same premises described in a deed from Marlene Lagrange and Robert Lagrange to Sheridan Oldham dated May 30, 2000 and recorded in the Kennebec Registry of Deeds in Book 6212, Page 206.

WITNESS our hands and seals this 2nd day of January, 2002.

Ruth E. Lemieux
Witness

Ernest J. Gilbert
Ernest J. Gilbert

Ruth E. Lemieux
Witness

Sheridan R. Oldham
Sheridan R. Oldham

STATE OF MAINE
Kennebec, ss.

Personally appeared the above-named Ernest J. Gilbert and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Ruth E. Lemieux
Notary Public



STATE OF MAINE
Kennebec, ss.

RUTH E. LEMIEUX
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES AUGUST 13, 2006

Personally appeared the above-named Sheridan R. Oldham and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Ruth E. Lemieux
Notary Public



RECEIVED KENNEBEC SS.

2002 APR -3 AM 9:00

ATTEST: Beverly E. Smith
REGISTER OF DEEDS

RUTH E. LEMIEUX
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES AUGUST 13, 2006